

Development Corporation of Mercedes, Inc.
REGULAR CALLED MEETING
August 19, 2026 at 11:30AM
320 S. Ohio

Development Corporation of Mercedes, Inc.

Agenda

August 19, 2026 at 11:30AM

320 S Ohio

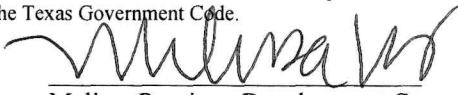
NOTICE, is hereby given that the Development Corporation of Mercedes, Inc. will be holding a **Regular Called Meeting** on **Wednesday, August 19, 2026 at 11:30AM** at the **Development Corporation of Mercedes** at **320 South Ohio** for the purpose of considering and taking formal action regarding the following items:

1. Call meeting to order
2. Discussion and Action: July 15, 2026 Minutes
3. Discussion and Action: July 2026 Financials
4. Discussion and Action: DCM Investment Policy
5. Discussion and Action: DCM Goals and Vision
6. Discussion and Action: FY26-27 IRP Budget
7. Discussion and Action: DCM Lease
8. Discussion and Action: FY25-26 Budget Amendment #2
9. Discussion and Action: FY26-27 Commercial Signage RFP
10. Discussion and Action: Retail Live! South Central 2026
11. Discussion and Action: FY28-26 Texas Street Festival Influencer Contract
12. Discussion and Action: Texas Class Transfer
13. Discussion and Action: Murals
14. Discussion and Action: FY26-27 RGVLS Gala Sponsorship
15. Discussion and Action: Mercedes Knights of Columbus Sponsorship
16. Discussion and Action: Tabled Items- Election of Officers, Crexi Platform
17. Executive Session: Section 551.087: Economic development negotiations with Project OG, Project Supply, Project J. Sun, Project C. Hinojosa, Project Blue, Project J. Martinez, Project A. Gonzalez, Project R. Lozano, Project N. Dosser, Project R30, Project J. San Miguel, Project A. Rosas, Project Travel Center, Project Anchor, Project American Legion, Project Trevino, Project Sanchez, Project Bert Ogden, Project Kamel, Project M30, Project Food, Project M. Rivera, Project PE, Project Petro, Project More, Project ZIWA, Project Gomez, Project Stay, Project ASHTI, Project Arts, Project QSR, Project 150, Project M2, Project Cruz, Project RGVLS, Project G. Schwarz, Project Coffee, Project Carwash, Project Rios and Project UT, Section 551.074: Personnel Issues and Section 551.071: pending legal issues, delinquent loans: MD International, and on any regular agenda item requiring confidential, attorney-client advice necessitated by the deliberation or discussion of said item as needed.
18. Discussion and Action: Item #17
19. Adjournment

The Board of Directors reserves the right to go into Executive Session at any time during the meeting to consult with its attorney in accordance with Section 551.071; deliberate the purchase or sale of real property in accordance with Section 551.072; deliberate personnel matters in accordance with Section 551.074; and/or deliberate economic development negotiations in accordance with Section 551.087. This notice is given in accordance with Vernon's Texas Code Annotated, Texas Government Code, Section 551.001 et. seq.

I hereby certify this Notice of a Meeting of the Development Corporation of Mercedes was posted in accordance with the Open Meetings Act on the outside bulletin board at City Hall of the City of Mercedes, located at 400 S Ohio, visible and accessible to the general public during and after working hours. This notice was posted on the 13th day of August 2026 at 2:00PM and will remain so posted continuously for at least 3 business days proceeding the scheduled time of this meeting in accordance with Chapter 551 of the Texas Government Code.

ATTEST:


Melissa Ramirez, Development Corporation of Mercedes

1. Call meeting to order

2. Discussion and Action: July 15, 2026 Minutes

Development Corporation of Mercedes, Inc.
Regular Called Meeting
Wednesday, July 15, 2026 12:30PM

Board Members Present:

Marcos Garcia – President
Joe Flores- Vice- President
Lou Huerta – Secretary
Peggy Marie Chavez- Treasurer

Board Member Absent:

Tony Garza- Member
Roel Villanueva – Member
Fred Gonzalez- Member

EDC Staff Present:

Melissa Ramirez – Executive Director
Zefra Mascorro – Administrative Coordinator
Mario Salinas – Marketing Specialist
Mark Sossi - DCM Attorney

City Staff Present:

Alberto Perez- City Manager

Others Present:

Rudy Salinas-SAS CPA

1. Call Meeting to order

Marcos Garcia called the meeting to order at 12:40PM

2. Discussion and Action: June 17, 2026 Minutes & June 25, 2026 Minutes

Joe Flores moved to approve the June 17, 2026 minutes & June 25, 2026 minutes as presented.
Seconded by Lou Huerta. All voted aye.

3. Discussion and Action: June 2026 Financials

Joe Flores moved to approve the June 2026 Financials as presented. Seconded by Lou Huerta.
All voted aye.

4. Discussion and Action: FY26-27 Budget

Peggy Marie Chavez moved to approve the FY26-27 Budget as presented. Seconded by Lou Huerta. All voted aye.

5. Discussion and Action: Crexi Platform

No Action

6. Discussion and Action: Tabled Items- Election of Officers

No Action

7. Executive Session: Section 551.087: Economic development negotiations with Project C. Hinojosa, Project Blue, Project J. Martinez, Project A. Gonzalez, Project R. Lozano, Project N. Dosser, Project R30, Project J. San Miguel, Project A. Rosas, Project OG, Project Travel Center, Project Anchor, Project American Legion, Project Trevino, Project Sanchez, Project Bert Ogden, Project Kamel, Project M30, Project Food, Project M. Rivera, Project PE, Project Petro, Project More, Project ZIWA, Project Gomez, Project Stay, Project ASHTI, Project Arts, Project QSR, Project 150, Project M2, Project Cruz, Project RGVLS, Project G. Schwarz, Project Coffee, Project Carwash, Project Rios and Project UT, Section 551.074: Personnel Issues and Section 551.071: pending legal issues, delinquent loans: MD International, Roy G. Gomez and on any regular agenda item requiring confidential, attorney-client advice necessitated by the deliberation or discussion of said item as needed.

The Board went into Executive Session at 12:59PM

Peggy Marie Chavez, Board Treasurer exited Executive Session at 1:20PM

Peggy Marie Chavez, Board Treasurer entered Executive Session at 1:28PM

The Board went into Open Session at 1:33PM

8. Discussion and Action: Item #7

Joe Flores moved to approve Project C.A. Hinojosa for the Texas National Bank Interest Buy Down Program. Seconded by Lou Huerta. All voted aye.

Peggy Marie Chavez moved to approve marketing expenditures up to \$30,000.00 for Project Blue. Seconded by Joe Flores. All voted aye.

Joe Flores moved to remind Jason Martinez of Project J. Martinez that the DCM has a UCC filing on gym equipment. Seconded by Lou Huerta. All voted aye.

Peggy Marie Chavez moved to authorize DCM Executive Director to bid during foreclosure proceeding as discussed in Executive Session for MD International. Seconded by Lou Huerta. All voted aye.

9. Adjournment: 1:35PM

Marcos Garcia, President

Joe Flores, Jr., Vice-President

Lou Huerta, Secretary

Peggy Marie Chavez, Treasurer

Fred Gonzalez, Member

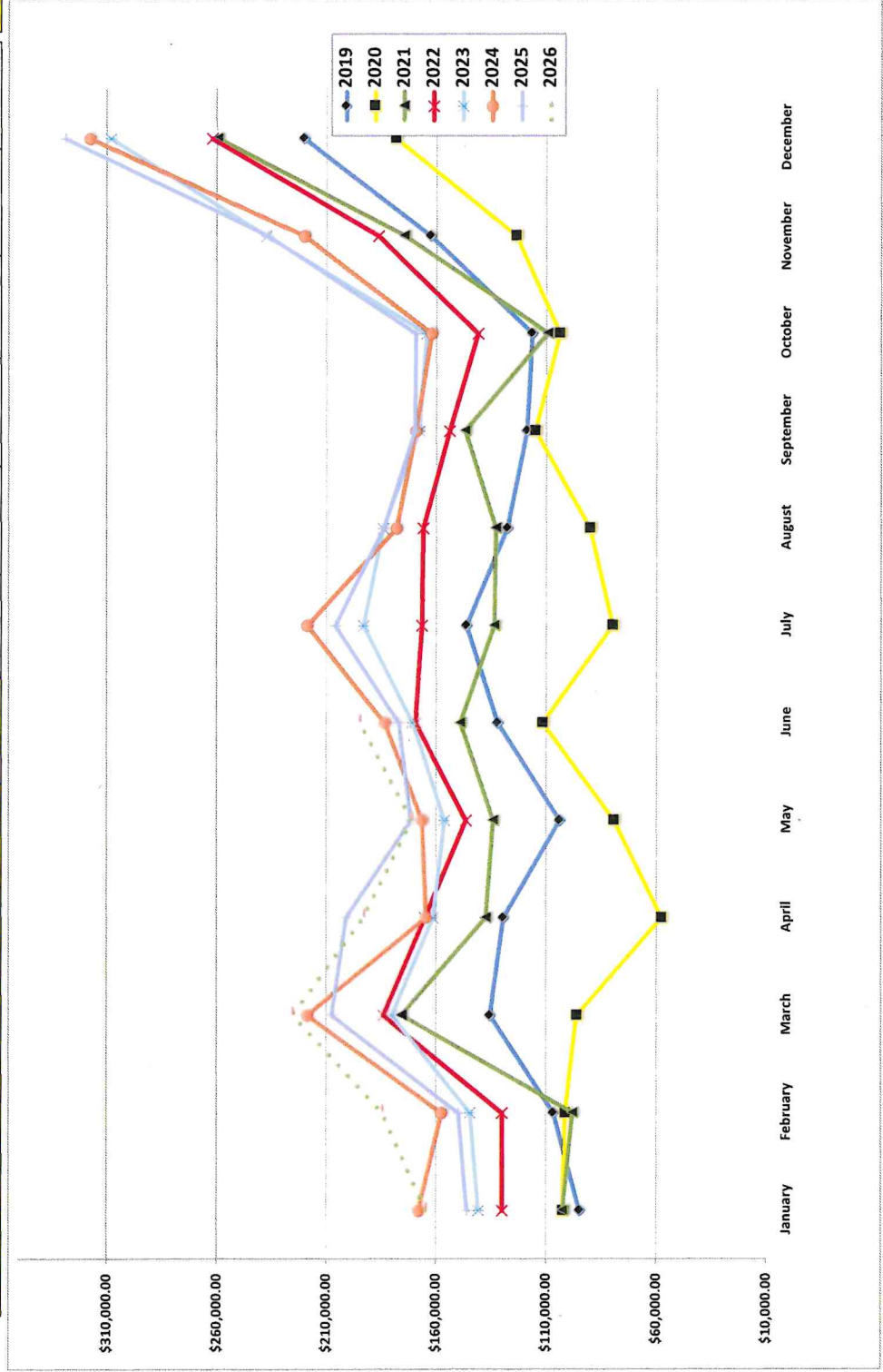
Roel Villanueva, Member

Tony Garza, Member

3. Discussion and Action: July 2026 Financials

Sales Tax Comparison FY 2019 - FY 2026

	January	February	March	April	May	June	July	August	September	October	November	December	Total
2019	\$95,016.15	\$106,886.23	\$135,820.47	\$129,833.92	\$104,197.59	\$132,407.98	\$146,428.88	\$128,012.76	\$119,140.47	\$116,730.39	\$162,727.91	\$220,587.30	\$1,597,790.05
2020	\$102,438.09	\$101,195.21	\$96,158.22	\$57,618.21	\$79,270.24	\$111,688.30	\$79,857.59	\$90,136.93	\$115,012.83	\$103,896.79	\$123,846.01	\$178,334.39	\$1,239,452.81
2021	\$102,538.12	\$97,960.96	\$175,743.82	\$137,570.66	\$134,265.18	\$149,126.33	\$133,764.12	\$133,054.83	\$146,913.20	\$109,433.52	\$174,479.65	\$259,578.65	\$1,754,429.04
2022	\$130,235.24	\$130,315.53	\$184,240.84	\$165,292.19	\$146,685.24	\$169,566.05	\$166,658.55	\$166,103.71	\$154,039.52	\$141,318.06	\$186,410.25	\$262,289.27	\$2,003,154.45
2023	\$141,015.72	\$144,814.67	\$180,339.96	\$161,581.89	\$156,465.73	\$170,894.70	\$193,231.21	\$184,292.03	\$167,935.43	\$164,569.86	\$237,600.85	\$308,314.19	\$2,211,056.24
2024	\$168,175.63	\$157,673.42	\$219,061.61	\$164,790.99	\$166,550.52	\$183,623.36	\$219,069.24	\$178,156.04	\$169,349.82	\$162,202.18	\$220,287.74	\$317,670.21	\$2,326,610.76
2025	\$146,270.23	\$150,034.16	\$207,839.40	\$201,206.29	\$171,708.94	\$177,218.12	\$206,127.20	\$184,046.06	\$169,886.76	\$169,395.56	\$236,872.84	\$328,942.62	\$2,349,548.18
2026	\$164,831.22	\$184,523.97	\$225,605.54	\$193,097.57	\$171,194.31	\$194,866.66							\$1,134,119.27



June Sales Tax Allocation

County	City	Rate	Net Payment This Period	Comparable Payment Prior Year	% Change	Payment YTD	Prior Year Payment YTD	% Change
Hidalgo	McAllen	2.00%	\$9,559,976.99	\$8,572,849.21	11.51%	\$72,772,455.47	\$67,561,359.40	7.71%
Hidalgo	Edinburg	2.00%	\$3,774,601.53	\$3,454,240.56	9.27%	\$28,330,700.70	\$29,532,372.12	-4.06%
Hidalgo	Pharr	2.00%	\$2,933,561.25	\$2,602,975.87	12.70%	\$22,140,334.00	\$20,825,061.21	6.31%
Hidalgo	Mission	2.00%	\$2,747,239.27	\$2,507,010.04	9.58%	\$20,411,848.68	\$19,675,822.57	3.74%
Hidalgo	Weslaco	2.00%	\$2,055,407.95	\$1,843,342.72	11.50%	\$14,988,607.14	\$14,382,141.79	4.21%
Hidalgo	Mercedes	2.00%	\$779,466.64	\$708,872.47	9.95%	\$6,799,738.95	\$6,368,940.37	6.76%
Hidalgo	Donna	2.00%	\$765,501.07	\$652,191.14	17.37%	\$5,831,583.47	\$5,221,895.54	11.67%
Hidalgo	San Juan	2.00%	\$765,476.80	\$686,594.70	11.48%	\$5,448,720.03	\$4,975,684.53	9.50%
Hidalgo	Hidalgo	2.00%	\$586,080.84	\$500,317.99	17.14%	\$4,219,545.11	\$3,846,299.67	9.70%
Hidalgo	Alamo	2.00%	\$535,792.19	\$502,389.48	6.64%	\$4,377,995.90	\$4,159,700.03	5.24%
Hidalgo	Palmhurst	1.50%	\$255,966.41	\$243,673.06	5.04%	\$2,079,272.81	\$1,976,643.71	5.19%
Hidalgo	Palmview	1.50%	\$226,145.01	\$210,197.59	7.58%	\$1,729,660.02	\$1,610,813.96	7.37%
Hidalgo	Alton	2.00%	\$214,738.10	\$194,994.66	10.12%	\$1,592,469.91	\$1,470,388.32	8.30%
Hidalgo	Elsa	1.50%	\$171,225.07	\$152,420.50	12.33%	\$1,254,309.79	\$1,196,941.15	4.79%
Hidalgo	Penitas	1.50%	\$139,585.43	\$126,449.29	10.38%	\$1,180,674.33	\$1,124,925.26	4.95%
Hidalgo	La Joya	2.00%	\$91,000.15	\$75,864.03	19.95%	\$542,916.00	\$526,269.72	3.16%
Hidalgo	Edcouch	2.00%	\$50,518.57	\$41,664.65	21.25%	\$347,481.29	\$320,171.52	8.52%
Hidalgo	Sullivan City	1.00%	\$41,072.22	\$19,692.56	108.56%	\$212,467.30	\$164,437.16	29.20%
Hidalgo	Progreso	2.00%	\$29,006.46	\$29,066.37	-0.20%	\$224,092.39	\$221,683.69	1.08%
Hidalgo	La Villa	2.00%	\$18,069.14	\$17,177.03	5.19%	\$120,812.97	\$110,066.60	9.76%
Hidalgo	Progreso Lakes	1.50%	\$8,862.99	\$7,334.43	20.84%	\$72,202.10	\$64,285.23	12.31%
Hidalgo	Granjeno	1.00%	\$3,532.96	\$3,011.30	17.32%	\$38,471.93	\$38,480.91	-0.02%
City			\$779,466.64					
			75%					
			\$584,599.98					
EDC			\$779,466.64					
			25%					
			\$194,866.66					

Economic Development Corporation of Mercedes, Texas (EDC)
Balance Sheet - EDC
As of July 31, 2026

	Jul 31, 26	Jun 30, 26	\$ Change
ASSETS			
Current Assets			
Checking/Savings			
10001 · Cash & Cash Equivalents			
11010.5 · Cash - Development Corp_3057	968,302.85	1,039,722.78	-71,419.93
11011 · VTX Bond 2016	200.00	200.00	0.00
11012 · Development Corp - TXCLASS	200,871.42	200,227.39	644.03
Total 10001 · Cash & Cash Equivalents	1,169,374.27	1,240,150.17	-70,775.90
Total Checking/Savings	1,169,374.27	1,240,150.17	-70,775.90
Accounts Receivable			
13019 · Sales Tax Receivable	575,528.09	404,333.79	171,194.30
Total Accounts Receivable	575,528.09	404,333.79	171,194.30
Total Current Assets	1,744,902.36	1,644,483.96	100,418.40
Fixed Assets			
11020 · Redevelopment Asset	3,558,100.25	3,558,100.25	0.00
Total Fixed Assets	3,558,100.25	3,558,100.25	0.00
Other Assets			
13026 · Other Receivables EDC	1,135.56	0.00	1,135.56
13078 · Loan Rec - MD Int'l(Orb-Galvan)	69,507.40	70,140.65	-633.25
13105 · Loan Rec - Rene Moreno	24,513.92	24,513.92	0.00
13106 · Loan Rec - Mercedes Columbus CI	127,551.65	128,603.33	-1,051.68
13999 · Note Receivable - City	241,323.56	241,323.56	0.00
Total Other Assets	464,032.09	464,581.46	-549.37
TOTAL ASSETS	5,767,034.70	5,667,165.67	99,869.03
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
20001 · Accounts Payable	1,700.00	1,080.00	620.00
Total Accounts Payable	1,700.00	1,080.00	620.00
Other Current Liabilities			
Amex Credit Card Payable	-318.47	-318.47	0.00
22170 · Insurance Payable	217.59	217.59	0.00
22210 · Pension Plan Payable	20,548.67	18,586.96	1,961.71
24000 · Payroll Liabilities	1,986.14	0.00	1,986.14
Total Other Current Liabilities	22,433.93	18,486.08	3,947.85
Total Current Liabilities	24,133.93	19,566.08	4,567.85
Long Term Liabilities			
28004 · Due to City - Proposed	49,093.34	49,093.34	0.00
28005 · Due to City for MIF - Proposed	29,712.11	29,712.11	0.00
Total Long Term Liabilities	78,805.45	78,805.45	0.00
Total Liabilities	102,939.38	98,371.53	4,567.85
Equity			
32000 · Unassigned Fund Balance	1,425,659.08	1,426,303.11	-644.03
37000 · Restricted Fund Balance	255,627.13	254,983.10	644.03
38000 · Nonspendable Fund Balance	3,558,100.25	3,558,100.25	0.00
Net Income	424,708.86	329,407.68	95,301.18
Total Equity	5,664,095.32	5,568,794.14	95,301.18
TOTAL LIABILITIES & EQUITY	5,767,034.70	5,667,165.67	99,869.03

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Economic Development Corporation of Mercedes, Texas (EDC)

08/13/26

2025-2026 Profit & Loss Budget vs. Actual

Accrual Basis

October 2025 through July 2026

	Oct '25 - Jul 26	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
Taxes				
40040 · Sales Tax	2,028,396.42	2,314,440.29	-286,043.87	87.6%
Total Taxes	2,028,396.42	2,314,440.29	-286,043.87	87.6%
44000 · Miscellaneous				
44004 · Other Income - City Pmt MKTG	8,670.29	0.00	8,670.29	100.0%
44005 · Texas Class Transfer	0.00	189,873.20	-189,873.20	0.0%
44006 · Other Income-City Pmt VTX	93,750.03	93,749.00	1.03	100.0%
44020 · Interest - TX Class	14,303.57	8,500.00	5,803.57	168.3%
44027 · Interest - MD Int'l(Orb Galvan)	1,768.19	0.00	1,768.19	100.0%
44097 · Other Financing Sources-Reserve	0.00	260,665.39	-260,665.39	0.0%
44104 · Interest - Mercedes Columbus CI	3,757.68	0.00	3,757.68	100.0%
Total 44000 · Miscellaneous	122,249.76	552,787.59	-430,537.83	22.1%
Total Income	2,150,646.18	2,867,227.88	-716,581.70	75.0%
Expense				
5100000 · Personnel Costs				
5101010 · Salaries	200,032.60	226,800.00	-26,767.40	88.2%
5101100 · TMRS Contribution	36,002.14	42,000.00	-5,997.86	85.7%
5101120 · Social Security	15,235.19	14,300.00	935.19	106.5%
5101127 · Cell Phone Allowance	500.00	600.00	-100.00	83.3%
5101140 · Unemployment Comp	0.00	2,200.00	-2,200.00	0.0%
5101160 · Health/Life Insurance	13,616.19	21,460.00	-7,843.81	63.4%
5101180 · Worker's Comp	0.00	430.00	-430.00	0.0%
Total 5100000 · Personnel Costs	265,386.12	307,790.00	-42,403.88	86.2%
5102000 · Other Services & Charges				
5102010 · Marketing & Promotion	22,001.41	48,750.00	-26,748.59	45.1%
5102011 · Contract Labor - Writer	4,000.00	6,000.00	-2,000.00	66.7%
5102012 · Automobile Mileage	476.12	2,000.00	-1,523.88	23.8%
5102020 · Audit	7,000.00	7,000.00	0.00	100.0%
5102021 · Loan Fees - EDC	1,261.34	1,425.00	-163.66	88.5%
5102023 · Leadership Empowerment Gr...	12,000.00	12,000.00	0.00	100.0%
5102025 · Telephones	3,899.00	5,400.00	-1,501.00	72.2%
5102074 · Downtown Development	53,750.00	70,000.00	-16,250.00	76.8%
5102080 · Office Equipment - Lease	3,248.92	4,500.00	-1,251.08	72.2%
5102095 · Meetings	2,558.89	2,600.00	-41.11	98.4%
5102102 · Liability Insurance	571.00	571.00	0.00	100.0%
5102125 · Legal	52,260.00	45,000.00	7,260.00	116.1%
5102130 · Membership/Subs	1,225.11	2,000.00	-774.89	61.3%
5102131 · Web-Site	7,900.00	9,230.00	-1,330.00	85.6%
5102133 · Miscellaneous	71.97	1,500.00	-1,428.03	4.8%
5102134 · Bldg Lease	24,000.00	24,000.00	0.00	100.0%
5102142 · Janitorial	10,320.00	13,200.00	-2,880.00	78.2%
5102144 · Receptionist	19,748.52	33,000.00	-13,251.48	59.8%
5102145 · Civic Serve	9,975.00	12,000.00	-2,025.00	83.1%
5102150 · Travel & Training	40,409.39	61,140.00	-20,730.61	66.1%
5102160 · Water Bill	1,727.35	2,000.00	-272.65	86.4%
5102165 · Electricity	3,326.27	6,200.00	-2,873.73	53.6%
5102310 · Sponsorships	58,850.00	27,850.00	31,000.00	211.3%
5102320 · Professional Fees - Accounting	17,500.00	21,000.00	-3,500.00	83.3%
5102335 · Projects	86,993.79	1,360,430.40	-1,273,436.61	6.4%
5102340 · Chamber	38,000.00	53,500.00	-15,500.00	71.0%
5102344 · Project Travel Center	100,000.00	100,000.00	0.00	100.0%

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08/13/26
Accrual Basis

Economic Development Corporation of Mercedes, Texas (EDC)
2025-2026 Profit & Loss Budget vs. Actual
October 2025 through July 2026

	Oct '25 - Jul 26	Budget	\$ Over Budget	% of Budget
5102355 · Series 2007 - Interest	20,702.50	34,807.50	-14,105.00	59.5%
5102356 · Series 2007 - Principal	520,000.00	225,000.00	295,000.00	231.1%
5102362 · Project Rios of Mercedes	51,400.00	51,400.00	0.00	100.0%
5102365 · Project VIDA	15,000.00	15,000.00	0.00	100.0%
5102379 · Project RGV Livestock Show ...	25,000.00	25,000.00	0.00	100.0%
5102396 · VTX Note	187,500.06	187,500.06	0.00	100.0%
5102399 · Outlet Mall Oct 18' - Oct 28'	16,633.92	16,633.92	0.00	100.0%
Total 5102000 · Other Services & Charges	1,419,310.56	2,487,637.88	-1,068,327.32	57.1%
5102500 · Maintenance				
5102520 · Office Equipment	732.87	10,000.00	-9,267.13	7.3%
5102540 · Maintenance	38,283.04	57,200.00	-18,916.96	66.9%
Total 5102500 · Maintenance	39,015.91	67,200.00	-28,184.09	58.1%
5103000 · Supplies				
5103050 · Office Supplies	2,064.74	3,000.00	-935.26	68.8%
Total 5103000 · Supplies	2,064.74	3,000.00	-935.26	68.8%
5104000 · Capital Outlay				
5104005 · Furniture & Fixtures	159.99	1,600.00	-1,440.01	10.0%
Total 5104000 · Capital Outlay	159.99	1,600.00	-1,440.01	10.0%
Total Expense	1,725,937.32	2,867,227.88	-1,141,290.56	60.2%
Net Ordinary Income	424,708.86	0.00	424,708.86	100.0%
Net Income	424,708.86	0.00	424,708.86	100.0%

Economic Development Corporation of Mercedes, Texas (EDC)
Balance Sheet - I R P
As of July 31, 2026

	<u>Jul 31, 26</u>	<u>Jun 30, 26</u>	<u>\$ Change</u>
ASSETS			
Current Assets			
Checking/Savings			
11010.2 · Cash - I R P	211,973.69	209,269.97	2,703.72
Total Checking/Savings	211,973.69	209,269.97	2,703.72
Total Current Assets	211,973.69	209,269.97	2,703.72
Other Assets			
11012.2 · IRP Operating Reserv - TXCLASS	82,798.38	82,532.92	265.46
13078.2 · Loan Rec - MD Int'l (Galvan)	67,244.12	67,895.46	-651.34
13079.2 · Loan Rec - First Nat'l (Gomez)	14,926.54	14,926.54	0.00
13090.2 · Loan Rec - Castaneda Mario & M	26,265.58	26,265.58	0.00
Total Other Assets	191,234.62	191,620.50	-385.88
TOTAL ASSETS	403,208.31	400,890.47	2,317.84
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Other Current Liabilities			
22010.2 · Due To R.B.E.G.	400.15	0.00	400.15
22248.2 · Due to EDC	1,135.56	0.00	1,135.56
Total Other Current Liabilities	1,535.71	0.00	1,535.71
Total Current Liabilities	1,535.71	0.00	1,535.71
Total Liabilities	1,535.71	0.00	1,535.71
Equity			
32000 · Unassigned Fund Balance	-68,611.10	-68,611.10	0.00
32001.2 · Fund Balance - Auxiliary IRP	-20,217.39	-20,217.39	0.00
37000.2 · Restricted Fund Balance - IRP	516,282.99	516,282.99	0.00
Net Income	-25,781.90	-26,564.03	782.13
Total Equity	401,672.60	400,890.47	782.13
TOTAL LIABILITIES & EQUITY	403,208.31	400,890.47	2,317.84

Economic Development Corporation of Mercedes, Texas (EDC)
Profit & Loss - I R P
For the Period Ending July 31, 2026

	Jul 26	Oct '25 - Jul 26
Ordinary Income/Expense		
Income		
44000 · Miscellaneous		
44020.2 · Interest - TX Class - IRP	265.46	2,636.87
44027.2 · Interest - MD Int'l (Galvan)	524.44	1,818.71
44090.2 · Interest - Castaneda Mario & M	0.00	844.96
Total 44000 · Miscellaneous	789.90	5,300.54
Total Income	789.90	5,300.54
Expense		
5102000 · Other Services & Charges		
52110.2 · Loan Fee	7.77	234.44
52114.2 · IRP Note - Principal	0.00	26,334.39
52115.2 · IRP Note - Interest	0.00	4,513.61
Total 5102000 · Other Services & Charges	7.77	31,082.44
Total Expense	7.77	31,082.44
Net Ordinary Income	782.13	-25,781.90
Net Income	782.13	-25,781.90

Economic Development Corporation of Mercedes, Texas (EDC)
Balance Sheet - R.B.E.G. Grant
As of July 31, 2026

	Jul 31, 26	Jun 30, 26	\$ Change
ASSETS			
Current Assets			
Checking/Savings			
11111.1 · Restricted Cash & Cash Eq.			
11010.1 · Cash - EDC R.B.E.G. Grant	332,938.81	324,460.01	8,478.80
Total 11111.1 · Restricted Cash & Cash Eq.	332,938.81	324,460.01	8,478.80
Total Checking/Savings	332,938.81	324,460.01	8,478.80
Accounts Receivable			
13026.1 · Oth. Receivables	400.15	0.00	400.15
Total Accounts Receivable	400.15	0.00	400.15
Total Current Assets	333,338.96	324,460.01	8,878.95
Other Assets			
13076.1 · Loan Rec - DeLaGarza Bakery	17,692.34	19,583.47	-1,891.13
13078.1 · Loan Rec - MD International	31,440.45	31,663.60	-223.15
13079.1 · Loan Rec - First Nat'l B(Gomez)	24,013.04	24,013.04	0.00
13082.1 · Loan Rec - The Grind (JOM Inves	21,332.80	22,173.08	-840.28
13089.1 · Loan Rec - Martha Carrillo	57,450.91	58,434.53	-983.62
13097.1 · Loan Rec - Ashley R Gonzalez	33,143.61	33,741.24	-597.63
13098.1 · N/R - Valor Fitness LLC	24,488.00	25,012.80	-524.80
13098.3 · N/R - NTM Ventures LLC	47,455.22	49,227.06	-1,771.84
13103.1 · N/R Ledesma (Proj Valdemar)	32,122.26	32,826.52	-704.26
13104.1 · Loan Rec - Project R. Garza	32,489.50	33,005.55	-516.05
13106.1 · Loan Rec - Project Cruz	65,792.63	65,792.63	0.00
13296.1 · Allowance - RBEG	-28,326.68	-28,326.68	0.00
13297.1 · Foreclosed Real Estate- Reyboti	145,816.77	145,816.77	0.00
Total Other Assets	504,910.85	512,963.61	-8,052.76
TOTAL ASSETS	838,249.81	837,423.62	826.19
LIABILITIES & EQUITY			
Equity			
32000 · Unassigned Fund Balance	31,604.10	31,604.10	0.00
32001.1 · Fund Balance - Auxiliary	-12,921.25	-12,921.25	0.00
37000.1 · Restricted Fund Balance - RBEG	664,091.46	664,091.46	0.00
38000.1 · Nonspendable Fund Balance- RBEG	145,816.77	145,816.77	0.00
Net Income	9,658.73	8,832.54	826.19
Total Equity	838,249.81	837,423.62	826.19
TOTAL LIABILITIES & EQUITY	838,249.81	837,423.62	826.19

Economic Development Corporation of Mercedes, Texas (EDC)
Profit & Loss - R.B.E.G. Grant
For the Period Ending July 31, 2026

	Jul 26	Oct '25 - Jul 26
Ordinary Income/Expense		
Income		
44000 · Miscellaneous		
44020.1 · Interest - TX Class - RBEG	0.00	0.00
44026.1 · Interest - DeLaGarza Bakery	85.85	1,172.34
44027.1 · Interest - MD Int'l(ORBIT)	179.67	623.06
44031.1 · Interest - The Grind (JOM Inves	70.34	801.52
44089.1 · Interest - Martha Carrillo	168.10	1,819.07
44097.1 · Interest - Ashley R Gonzalez	44.37	947.44
44098.1 · Interest - Valor Fitness	61.68	679.01
44101.1 · Int. - Ledesma (Proj Valdemar)	95.74	1,034.10
44102.1 · Interest - Project R. Garza	94.95	1,022.37
44296.2 · Interest - NTM Ventures	226.16	3,194.81
Total 44000 · Miscellaneous	1,026.86	11,293.72
Total Income	1,026.86	11,293.72
Expense		
5102000 · Other Services & Charges		
52110.1 · Loan Fees	200.67	1,692.64
52350.1 · The Grind (JOM Investments)	0.00	-57.65
Total 5102000 · Other Services & Charges	200.67	1,634.99
Total Expense	200.67	1,634.99
Net Ordinary Income	826.19	9,658.73
Net Income	826.19	9,658.73

Economic Development Corporation of Mercedes, Texas (EDC)
Debt Summary
As of July 31, 2026

Debt Description	July 31, 2026	June 30, 2026	\$ Change
USDA - IRP Note Payable	425,026.38	425,026.38	-
Bonds Payable 2007	-	-	-
Bonds Payable 2016 - VTX	-	-	-
Estimated Mall Rebate Liability	-	-	-
Texas Leverage Fund Payable	-	-	-

Economic Development Corporation of Mercedes, Texas (EDC)
Accounts Payable
As of July 31, 2026

Vendor Description	July 31, 2026	June 30, 2026	
Noe & Gloria Duenas	\$ 1,700.00		
Trans Union		-	
City of Mercedes		-	
Troiani & Sossi		-	
Elizabeth Rodriguez		1,080.00	
United Fire Service	-	-	
	\$ 1,700.00	\$ 1,080.00	

**Blue BusinessSM Plus Credit Card**DEVELOPMENT CORPORATION OF
MELISSA RAMIREZClosing Date 07/17/26 Next Closing Date 08/17/26
Account Ending 5-32007

p. 1/5

Customer Care: 1-800-521-6121
TTY: Use Relay 711
Website: americanexpress.com

New Balance	\$878.96
Minimum Payment Due	\$35.00
Payment Due Date	08/11/26

Membership Rewards® Points

Available and Pending as of 06/30/26

152,608For up to date point balance and full program details, visit membershprewards.com**Late Payment Warning:** If we do not receive your Minimum Payment Due by the Payment Due Date of 08/11/26, you may have to pay a late fee of up to \$39.00 and your APRs may be increased to the Penalty APR of 29.99%.**Minimum Payment Warning:** If you make only the minimum payment each period, you will pay more in interest and it will take you longer to pay off your balance. For example:

If you make no additional charges and each month you pay...	You will pay off the balance shown on this statement in about...	And you will pay an estimated total of...
Only the Minimum Payment Due	3 years	\$1,091

If you would like information about credit counseling services, call 1-888-733-4139.

See page 2 for important information about your account.

 Please refer to the **IMPORTANT NOTICES** section.**Account Summary**

Previous Balance	\$2,242.13
Payments/Credits	-\$2,242.13
New Charges	+\$878.96
Fees	+\$0.00
Interest Charged	+\$0.00

New Balance	\$878.96
Minimum Payment Due	\$35.00

Credit Limit	\$13,000.00
Available Credit	\$12,121.04

Days in Billing Period: 31

↓ Please fold on the perforation below, detach and return with your payment ↓

**Payment Coupon**

Do not staple or use paper clips

**Pay by Computer**americanexpress.com/
business**Pay by Phone**

1-800-472-9297

Account Ending 5-32007Enter 15 digit account # on all payments.
Make check payable to American Express.MELISSA RAMIREZ
DEVELOPMENT CORPORATION OF
320 S OHIO AVE
MERCEDES TX 78570-3118Payment Due Date
08/11/26New Balance
\$878.96Minimum Payment Due
\$35.00See reverse side for instructions
on how to update your address,
phone number, or email.AMERICAN EXPRESS
PO BOX 6031
CAROL STREAM IL 60197-6031\$ 878.96
Amount Enclosed

000034992503945648 000087896000003500 13 H



Blue BusinessSM Plus Credit Card
DEVELOPMENT CORPORATION OF
MELISSA RAMIREZ
Closing Date 07/17/26

p. 3/5

Account Ending 5-32007



Customer Care & Billing Inquiries
International Collect
Cash Advance at ATMs Inquiries
Large Print & Braille Statements

1-800-521-6121
1-623-492-7719
1-800-CASH-NOW
1-800-521-6121

Hearing Impaired

Online chat at americanexpress.com or use Relay dial 711 and 1-800-521-6121



Website: americanexpress.com

**Customer Care
& Billing Inquiries**
P.O. BOX 981535
EL PASO, TX
79998-1535

Payments
PO BOX 6031
CAROL STREAM IL
60197-6031

Payments and Credits

Summary

	Total
Payments	-\$2,242.13
Credits	\$0.00
Total Payments and Credits	-\$2,242.13

Detail

*Indicates posting date

Payments	Amount
06/29/26* PAYMENT RECEIVED - THANK YOU	-\$2,242.13

New Charges

Summary

	Total
Total New Charges	\$878.96

Detail



MELISSA RAMIREZ
Card Ending 5-32007

				Amount
06/16/26	DD *DOORDASH WENDYS +16506819470	SAN FRANCISCO	CA	\$162.11
06/17/26	DD *DOORDASH WENDYS +16506819470	SAN FRANCISCO	CA	\$24.62
07/04/26	ADOBE Adobe Systems 8004438158	SAN JOSE	CA	\$34.99
07/05/26	MICROSOFT Z740TNXH0YBW 98052	MSBILL.INFO		\$140.71
07/07/26	APPLE ONLINE STORE 9568541476 78570- COM*PUTER/SOFTWARE W1582385557 MC85173247	CUPERTINO	CA	\$85.52
07/15/26	FACEBK *73TPVW5FV2 ADVERTISING	650-543-7818	CA	\$11.90
07/15/26	CHICK-FIL-A #05151 000000000303875 9569034700	MERCEDES	TX	\$169.22
07/16/26	LOOPNET +18008944720	ARLINGTON	VA	\$79.00

Continued on reverse

Detail Continued

					Amount
07/16/26	MID VALLEY ANACUITAS BBQ 0688800232022	MERCEDES	TX		\$170.89
	Arrival Date	Departure Date			
	07/15/26	07/16/26			
	00000000				
	LODGING				

*Meetings***Fees**

					Amount
Total Fees for this Period					\$0.00

Interest Charged

					Amount
Total Interest Charged for this Period					\$0.00

About Trailing Interest

You may see interest on your next statement even if you pay the new balance in full and on time and make no new charges. This is called "trailing interest". Trailing interest is the interest charged when, for example, you didn't pay your previous balance in full. When that happens, we charge interest from the first day of the billing period until we receive your payment in full. You can avoid paying interest on purchases by paying your balance in full and on time each month. Please see the "When we charge interest" sub-section in your Card Member Agreement for details.

2026 Fees and Interest Totals Year-to-Date

	Amount
Total Fees in 2026	\$0.00
Total Interest in 2026	\$0.00

Interest Charge Calculation

Your Annual Percentage Rate (APR) is the annual interest rate on your account.
Variable APRs will not exceed 29.99%.

	Annual Percentage Rate	Balance Subject to Interest Rate	Interest Charge
Purchases	16.74% (v)	\$0.00	\$0.00
Total			\$0.00

(v) Variable Rate



Account Number XXXXXX3057
 Statement Date 07/31/2026
 Statement Thru Date 08/02/2026
 Check/Items Enclosed 25
 Page 1

P.O. Box 4650, Edinburg, Texas 78540
 Return Service Requested



00005392 TT212S08012601564000 01 000000000 0005392 006

DEVELOPMENT CORPORATION OF MERCEDES INC
 320 S OHIO AVE
 MERCEDES TX 78570-3118

00005392 0021371 0001-0005

Customer Service Information

- 24/7 Banking:** 1-888-862-1862
- Customer Support:** 1-855-862-1920
Your Bank associates are available to assist you Monday through Friday from 8:00AM to 5:00PM
- Written Inquiries:**
P.O. Box 4650, Edinburg, Texas 78540
- Visit us Online:** www.texasnational.com
- Email Inquiries:** customerservice@texasnational.com
- Join us on Facebook!**

PUBLIC FUNDS ANALYSIS

Account Number: XXXXXX3057

Account Owner(s): DEVELOPMENT CORPORATION OF MERCEDES INC

Balance Summary

Beginning Balance as of 07/01/2026	\$1,073,420.17
+ Deposits and Credits (1)	\$1,465.29
- Withdrawals and Debits (32)	\$80,199.62
Ending Balance as of 07/31/2026	\$994,685.84
Service Charges for Period	\$0.00
Average Balance for Period	\$1,030,442.00

DEPOSITS AND OTHER CREDITS

Date	Description	Deposits
Jul 28	INVESTOR LOAN SE/ACH PAYMEN 985 001 DEV CORP OF MERCEDES	1,465.29

DEBITS AND OTHER WITHDRAWALS

Date	Description	Withdrawals
Jul 01	DEVELOPMENT CORP/PAYROLL 450542230 DEVELOPMENT CORP	1,080.00
Jul 03	DEVELOPMENT CORP/PAYROLL 450542230 DEVELOPMENT CORP	6,766.73
Jul 08	IRS/USATAXPYMT 270658910622534 DEVELOPMENT CORPORATIO	1,973.41
Jul 17	DEVELOPMENT CORP/PAYROLL 450542230 DEVELOPMENT CORP	6,716.73
Jul 22	IRS/USATAXPYMT 270660303819438 DEVELOPMENT CORPORATIO	1,973.42
Jul 31	DEVELOPMENT CORP/PAYROLL 450542230 DEVELOPMENT CORP	960.00
Jul 31	DEVELOPMENT CORP/PAYROLL 450542230 DEVELOPMENT CORP	6,754.28



Account Number XXXXXX3057
Statement Date 07/31/2026
Statement Thru Date 08/02/2026
Page 2

CHECKS PAID

* Indicates a Skip in Check Number(s)

Date	Check No.	Amount	Date	Check No.	Amount	Date	Check No.	Amount
Jul 01	AMEX 5374	2,242.13	Jul 09	Clean-up 5387	1,700.00	Jul 24	Employee Ins. 5396	1,804.84
Jul 06	4th of July Event* 5379	16,000.00	Jul 15	5388	286.52	Jul 30	5397	168.12
Jul 06	5380	405.26	Jul 13	5389	400.00	Jul 28	5398	120.77
Jul 08	5381	50.00	Jul 21	Accounting 5390	1,750.00	Jul 27	Clean-up *5400	1,700.00
Jul 17	5382	226.19	Jul 29	*5392	197.79	Jul 31	5401	173.68
Jul 13	TMRS - June 5383	3,923.43	Jul 16	5393	127.27	Jul 30	*5403	116.05
Jul 17	CoStar 5384	800.00	Jul 16	5394	30.24	Jul 30	5404	163.80
Jul 10	Personnel 5385	10,125.00	Jul 29	AMEX 5395	878.96	Jul 31	Legal Fees 5405	9,920.00
Jul 14	Website 5386	665.00						

DAILY BALANCE SUMMARY

Date	Balance	Date	Balance	Date	Balance
Jul 01	1,070,098.04	Jul 14	1,028,089.21	Jul 24	1,014,374.00
Jul 03	1,063,331.31	Jul 15	1,027,802.69	Jul 27	1,012,674.00
Jul 06	1,046,926.05	Jul 16	1,027,645.18	Jul 28	1,014,018.52
Jul 08	1,044,902.64	Jul 17	1,019,902.26	Jul 29	1,012,941.77
Jul 09	1,043,202.64	Jul 21	1,018,152.26	Jul 30	1,012,493.80
Jul 10	1,033,077.64	Jul 22	1,016,178.84	Jul 31	994,685.84
Jul 13	1,028,754.21				

00005392 0021373 0002-0005



Account Number XXXXXX3057
Statement Date 07/31/2026
Statement Thru Date 08/02/2026
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CHECK IMAGES

07/01/2026 Check 5374 \$2,242.13

07/06/2026 Check 5379 \$16,000.00

07/06/2026 Check 5380 \$405.26

07/08/2026 Check 5381 \$50.00

07/17/2026 Check 5382 \$226.19

07/13/2026 Check 5383 \$3,923.43

07/17/2026 Check 5384 \$800.00

07/10/2026 Check 5385 \$10,125.00

07/14/2026 Check 5386 \$665.00

07/09/2026 Check 5387 \$1,700.00

07/15/2026 Check 5388 \$286.52

07/13/2026 Check 5389 \$400.00

00005392 0021374 0003-0005

Account Number XXXXXX3057
Statement Date 07/31/2026
Statement Thru Date 08/02/2026
Page 4

CHECK IMAGES (Continued)

DEVELOPMENT CORPORATION OF MERCEDES, INC.
300 S. CHIEF
Mercedes, TX 78070

TEAR NATIONAL BANK
MERCEDES TEXAS
88-201118

Check date: 7/21/2026

Check number: 5390

Pay to the order of: SAG CPA LLC
One Thousand Seven Hundred Fifty and 00/100

SAG CPA LLC
P.O. Box 1529
Waco, TX 76799

Accounting Services for the month of June, 2026

0000005390 C11A9 RD 1 28C 100 10 3 105 7*

07/21/2026 Check 5390 \$1,750.00

DEVELOPMENT CORPORATION OF MERCEDES, INC.
300 S. CHIEF
Mercedes, TX 78070

TEAR NATIONAL BANK
MERCEDES TEXAS
88-201118

Check date: 7/29/2026

Check number: 5392

Pay to the order of: Leno Law Leasing & Property of the Edge
One Hundred Ninety Seven and 79/100

Leno Law Leasing & Property of the Edge
Lexus Financial Services, Inc.
P.O. Box 4102
Pittsburgh, PA 15222-5716

Office Equipment Acct 500-5338136

0000005392 C11A9 RD 1 28C 100 10 3 105 7*

07/29/2026 Check 5392 \$197.79

DEVELOPMENT CORPORATION OF MERCEDES, INC.
300 S. CHIEF
Mercedes, TX 78070

TEAR NATIONAL BANK
MERCEDES TEXAS
88-201118

Check date: 7/16/2026

Check number: 5393

Pay to the order of: Mano Salinas
One Hundred Twenty Seven and 27/100

Mano Salinas
1400 E. Alamo
El Paso, TX 79901

Remittance: Mano Salinas Office Credit Office

0000005393 C11A9 RD 1 28C 100 10 3 105 7*

07/16/2026 Check 5393 \$127.27

DEVELOPMENT CORPORATION OF MERCEDES, INC.
300 S. CHIEF
Mercedes, TX 78070

TEAR NATIONAL BANK
MERCEDES TEXAS
88-201118

Check date: 7/16/2026

Check number: 5394

Pay to the order of: Zeta Mascolo
Thirty and 24/100

Zeta Mascolo
P.O. Box 1039
Edinburg, TX 78838

Automatic Storage

0000005394 C11A9 RD 1 28C 100 10 3 105 7*

07/16/2026 Check 5394 \$30.24

DEVELOPMENT CORPORATION OF MERCEDES, INC.
300 S. CHIEF
Mercedes, TX 78070

TEAR NATIONAL BANK
MERCEDES TEXAS
88-201118

Check date: 7/29/2026

Check number: 5395

Pay to the order of: American Express
Eight Hundred Seventy Eight and 96/100

American Express
P.O. Box 4021
Card Service - R 90117-0021

Acct 378-221-06-31008

0000005395 C11A9 RD 1 28C 100 10 3 105 7*

07/29/2026 Check 5395 \$878.96

DEVELOPMENT CORPORATION OF MERCEDES, INC.
300 S. CHIEF
Mercedes, TX 78070

TEAR NATIONAL BANK
MERCEDES TEXAS
88-201118

Check date: 7/24/2026

Check number: 5396

Pay to the order of: City of Mercedes
One Thousand Eight Hundred Four and 84/100

City of Mercedes
400 S. Chief St
Mercedes, TX 78070

Employee Insurance - April 2026

0000005396 C11A9 RD 1 28C 100 10 3 105 7*

07/24/2026 Check 5396 \$1,804.84

DEVELOPMENT CORPORATION OF MERCEDES, INC.
300 S. CHIEF
Mercedes, TX 78070

TEAR NATIONAL BANK
MERCEDES TEXAS
88-201118

Check date: 7/30/2026

Check number: 5397

Pay to the order of: Lander Telephone
One Hundred Sixty Eight and 12/100

Lander Telephone
3319 N. Austin Rd
Nashville, TX 78561

Telephones

0000005397 C11A9 RD 1 28C 100 10 3 105 7*

07/30/2026 Check 5397 \$168.12

DEVELOPMENT CORPORATION OF MERCEDES, INC.
300 S. CHIEF
Mercedes, TX 78070

TEAR NATIONAL BANK
MERCEDES TEXAS
88-201118

Check date: 7/28/2026

Check number: 5398

Pay to the order of: Lander
One Hundred Twenty and 77/100

Lander
P.O. Box 814
Mercedes, Texas 78070-0814

Office Equipment Acct 822114

0000005398 C11A9 RD 1 28C 100 10 3 105 7*

07/28/2026 Check 5398 \$120.77

DEVELOPMENT CORPORATION OF MERCEDES, INC.
300 S. CHIEF
Mercedes, TX 78070

TEAR NATIONAL BANK
MERCEDES TEXAS
88-201118

Check date: 7/27/2026

Check number: 5400

Pay to the order of: Rex & Gloria Dumas
One Thousand Seven Hundred and 00/100

Rex & Gloria Dumas
1320 S. Main
Mercedes, TX 78070

Central Business District Cleanup & Best Cleanup

0000005400 C11A9 RD 1 28C 100 10 3 105 7*

07/27/2026 Check 5400 \$1,700.00

DEVELOPMENT CORPORATION OF MERCEDES, INC.
300 S. CHIEF
Mercedes, TX 78070

TEAR NATIONAL BANK
MERCEDES TEXAS
88-201118

Check date: 7/31/2026

Check number: 5401

Pay to the order of: City of Mercedes
One Hundred Seventy Three and 68/100

City of Mercedes
P.O. Drawer 822
Mercedes, TX 78070

Water

0000005401 C11A9 RD 1 28C 100 10 3 105 7*

07/31/2026 Check 5401 \$173.68

DEVELOPMENT CORPORATION OF MERCEDES, INC.
300 S. CHIEF
Mercedes, TX 78070

TEAR NATIONAL BANK
MERCEDES TEXAS
88-201118

Check date: 7/30/2026

Check number: 5403

Pay to the order of: Marcos Joseon Garcia IV
One Hundred Sixteen and 5/100

Marcos Joseon Garcia IV
215 S. Main St
Mercedes, TX 78070

Remittance: for Right cost from Washington to Ar

0000005403 C11A9 RD 1 28C 100 10 3 105 7*

07/30/2026 Check 5403 \$116.05

DEVELOPMENT CORPORATION OF MERCEDES, INC.
300 S. CHIEF
Mercedes, TX 78070

TEAR NATIONAL BANK
MERCEDES TEXAS
88-201118

Check date: 7/30/2026

Check number: 5404

Pay to the order of: Veronica Ramirez
One Hundred Sixty Three and 80/100

Veronica Ramirez
3400 Grogan Ave
Edinburg, TX 78839

Remittance: for Right cost from Washington to Ar

0000005404 C11A9 RD 1 28C 100 10 3 105 7*

07/30/2026 Check 5404 \$163.80

00005392 0021375 0004-0005

Account Number	XXXXXX3057
Statement Date	07/31/2026
Statement Thru Date	08/02/2026
Page	5

CHECK IMAGES (Continued)

DEVELOPMENT CORPORATION OF MERCEDES INC.

103 S. Dixie
Mercedes, TX 78702

NAME ACCOUNT, BANK
MERCEDERS BANK
90-250-2600

CHECK DATE 7/26/80

PAY TO THE ORDER OF Freeman & Seale, PLLC

New Technology New Landings Twenty and Sixty

TWENTY AND SIXTY, PLLC
611 E. Washington St.
Brenoville, TX 78704

\$ 79,832.00

[Signature]
Freeman & Seale, PLLC

Large Print - June & July 2020

⑈0000005450⑈ ⑆1449⑉ Ⓒ280 40 ⑆1357⑈

07/31/2026	Check 5405	\$9,920.00
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00005392 0021376 0005-0005





0000476-0008642 PDF 208377

Development Corporation of Mercedes Inc.
320 S Ohio
Mercedes, TX 78570

Summary Statement

July 31, 2026

Page 1 of 4

Investor ID: TX-01-0607

Texas CLASS

Texas CLASS

Average Monthly Yield: 3.7815%								
		Beginning Balance	Contributions	Withdrawals	Income Earned	Income Earned YTD	Average Daily Balance	Month End Balance
TX-01-0607-0001	DEVELOPMENT CORPORATION OF MERCEDES	200,227.20	0.00	0.00	644.03	4,368.43	200,568.89	200,871.23
TX-01-0607-0002	EDC 2006 RESERVE	0.00	0.00	0.00	0.00	5,067.61	0.00	0.00
TX-01-0607-0003	EDC RBEG FUND	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TX-01-0607-0004	IRP FUND OPERATING/RESERVE	82,532.92	0.00	0.00	265.46	1,800.72	82,673.75	82,798.38
TOTAL		282,760.12	0.00	0.00	909.49	11,236.76	283,242.64	283,669.61

Tel: (800) 707-6242

<https://www.texasclass.com/>

Security Holder Remittance Report for 8/10/2026

Start Date:	7/24/2026 12:00:00A
End Date:	8/10/2026 11:59:00PM
Print Date:	08/10/2026
Print Time:	3:31:16 pm

Security Holder **Development Corporation of Mercedes**

Investor Number <u>01-985-002</u>			Investor Name <u>Development Corp of Mercedes RBEG</u>								Net Remit
<u>Loan No</u>	<u>Borrower</u>	<u>Trans Desc</u>	<u>*Paid Dt</u>	<u>Pmt Amt</u>	<u>Principal</u>	<u>Interest</u>	<u>Ser Fee</u>	<u>Lt Chrg</u>	<u>Rcvr'd Fee</u>		<u>Am</u>
98573148	Valor Fitness,	Regular Pymnt	08/03/2026	586.48	520.06	66.42	18.00	0.00	0.00		568.48
98576108	Carrillo	Regular Pymnt	08/03/2026	1,151.72	969.92	181.80	18.00	0.00	0.00		1,133.72
98577236	Garza Funeral	Regular Pymnt	08/03/2026	611.00	508.19	102.81	18.00	0.00	0.00		593.00
98575284	NTM Ventures	Regular Pymnt	08/04/2026	588.79	469.37	119.42	18.00	0.00	0.00		570.79
98575284	NTM Ventures	Prin Reduction	08/04/2026	110.21	110.21	0.00	0.00	0.00	0.00		110.21
98593249	NTM Ventures	Regular Pymnt	08/04/2026	650.60	496.72	153.88	18.00	0.00	0.00		632.60
98593249	NTM Ventures	Prin Reduction	08/04/2026	48.40	48.40	0.00	0.00	0.00	0.00		48.40
Investor/Bank/Group Total				3,747.20	3,122.87	624.33	90.00	0.00	0.00		3,657.20
Total Security Holder				3,747.20	3,122.87	624.33	90.00	0.00	0.00		3,657.20

Delinquency Report As Of August 10, 2026

Data Date: 08/10/2026
Data Time: 3:31:51 pm
Print Date: 08/10/2026
Print Time: 3:31:51 pm

Security Holder Development Corporation of Merced

Investor Number: 01-985-001		Investor Name: <u>Development Corporation of Merced</u>								
<u>Loan No</u>	<u>Loan Amt</u>	<u>Prin Bal</u>	<u>Total Pmt</u>	<u>Unpaid Lt Chrg</u>	<u>Int Pd to Dt</u>	<u>Total Due</u>	<u>Due Date</u>	<u>Dt Last Pmt</u>	<u>Days Late</u>	<u>#PmtDue</u>
98578068	25,000.00	24,513.92	559.00	50.00		13,348.00	11/01/2024	10/22/2024	647	22
Moreno , Rene										

Investor Number: 01-985-003		Investor Name: <u>Development Corporation of Merced</u>								
<u>Loan No</u>	<u>Loan Amt</u>	<u>Prin Bal</u>	<u>Total Pmt</u>	<u>Unpaid Lt Chrg</u>	<u>Int Pd to Dt</u>	<u>Total Due</u>	<u>Due Date</u>	<u>Dt Last Pmt</u>	<u>Days Late</u>	<u>#PmtDue</u>
98550182	100,000.00	38,939.59	690.58	34.53	11/25/2024	32,859.29	11/06/2022	11/25/2024	1373	46
Gomez , Roy 334 South Texas Blvd.										
98569300	315,629.17	168,263.58	2938.50	679.09	07/06/2026	12,194.79	04/18/2026	07/06/2026	114	4
MD Internati, 311 D. Vogel Drive										
98560836	107,362.25	26,265.58	1060.13	53.01	06/02/2026	3,286.41	06/01/2026	06/02/2026	70	3
Castaneda , Mario 1201 S. Rio Rico Rd.										

\$ 61,688.49

Mortgage Servicer System
Loan Trial Balance By Bank/Investor/Group

Loan #	Loan Name	Inv Loan #	Due Date	Blk	Inv	Grp	Int Rate	Payment Amt	Prin Bal/ Deferred Bal	T&I Bal/ Net Def Bal	Loss Draft Bal	Unapplied Bal	Subsidy Bal/ Other Sub Bal
98577068	Mercedes Columbus	98577068	08/01/26	01	985	001	3.50000	1,483.29	127,551.65	.00	.00	.00	.00
98578068	Moreno, Rene	98578068	11/01/24	01	985	001	3.50000	559.00	24,513.92	127,551.65	.00	.00	.00
Group Totals:									<u>2,042.29</u>	<u>24,513.92</u>		<u>.00</u>	
									152,065.57	152,065.57	.00		.00
98550030	De La Garza, Albaro d	98550030	08/01/26	01	985	002	5.00000	1,976.98	17,692.34	.00	.00	.00	.00
98554876	Jom Investments, LLC	98554876	08/15/26	01	985	002	4.00000	455.31	21,332.80	17,692.34	.00	.00	.00
98572140	Gonzalez, Ashley R.	98572140	08/01/26	01	985	002	3.00000	320.94	.00	.00	.00	.00	.00
98573148	Valor Fitness, LLC	98573148	09/01/26	01	985	002	3.00000	586.48	33,143.61	21,332.80	.00	.00	.00
98575284	NTM Ventures, LLC	98575284	09/01/26	01	985	002	3.00000	588.79	.00	33,143.61	.00	.00	.00
98576108	Carrillo, Martha	98576108	09/01/26	01	985	002	3.50000	1,151.72	23,967.94	.00	.00	.00	.00
98576708	Ledesma, Renata	98576708	08/01/26	01	985	002	3.50000	671.99	.00	23,967.94	.00	.00	.00
98577236	Garza Funerals Family	98577236	09/01/26	01	985	002	3.50000	611.00	53,234.44	.00	.00	.00	.00
98593249	NTM Ventures, LLC	98593249	09/01/26	01	985	002	3.50000	650.60	.00	53,234.44	.00	.00	.00
Group Totals:									<u>7,013.81</u>	<u>32,122.26</u>		<u>.00</u>	
									328,844.40	328,844.40	.00		.00
98550182	Gomez, Roy G.	98550182	11/06/22	01	985	003	3.00000	690.58	38,939.59	.00	.00	.00	.00
									.00	38,939.59			.00
													Item Count = 9

Mortgage Servicer System
Loan Trial Balance By Bank/Investor/Group

Loan #	Loan Name	Inv Loan #	Due Date	Blk	Inv	Grp	Int Rate	Payment Amt	Deferred Bal	Prin Bal/	T&I Bal/	Loss Draft Bal	Unapplied Bal	Subsidy Bal/
														Other Sub Bal
98560836	Castaneda, Mario	98560836	06/01/26	01	985	003	3.50000	1,060.13	26,265.58		.00	.00	.00	.00
									.00		26,265.58			.00
98569300	MD International, LLC	98569300	04/18/26	01	985	003	3.00000	2,938.50	168,263.58		.00	.00	.00	.00
									.00		168,263.58			.00
Group Totals:									<u>4,689.21</u>		<u>.00</u>		<u>.00</u>	
									<u>233,468.75</u>		<u>233,468.75</u>	<u>.00</u>		<u>.00</u>
									<u>.00</u>					<u>.00</u>
Investor Totals:									<u>13,745.31</u>		<u>.00</u>		<u>.00</u>	Item Count = 3
											<u>714,378.72</u>	<u>.00</u>		<u>.00</u>
									<u>714,378.72</u>		<u>714,378.72</u>			<u>.00</u>
Bank Totals:									<u>13,745.31</u>		<u>.00</u>		<u>.00</u>	Item Count = 14
											<u>714,378.72</u>	<u>.00</u>		<u>.00</u>
									<u>714,378.72</u>		<u>714,378.72</u>			<u>.00</u>
Grand Totals:									<u>13,745.31</u>		<u>0.00</u>		<u>0.00</u>	Item Count = 14
											<u>714,378.72</u>	<u>0.00</u>		<u>0.00</u>
									<u>714,378.72</u>		<u>714,378.72</u>	<u>0.00</u>		<u>0.00</u>
									<u>0.00</u>		<u>0.00</u>			<u>0.00</u>